

**CERTIFICATE OF APPROPRIATENESS****Application Date:** June 25, 2014**Applicant:** Stephen Heiman, Stephen Allen Design, for Robert Garner, owner**Property:** 521 Euclid Street, Lot 1, Tracts 11 and 12A, Block 22, Woodland Heights Subdivision. The property includes a historic 1,222 square foot one-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.**Significance:** Contributing Craftsman style residence, constructed circa 1920, located in the Woodland Heights Historic District.**Proposal:** Alteration – Construct a two story 2,049 square foot addition on the rear and on top of a one story 1,222 square foot contributing residence. When factoring the removal of a non-original rear addition, this results in a net square footage of 2,876 for the proposed altered residence.

Application is a resubmittal of an item that was deferred on July 17, 2014 in order to allow the applicant time to correct elements of their design that staff found to not meet the approval criteria.

On July 24<sup>th</sup>, the applicant and owner met with staff and agreed to make the following revisions:

- Include a three dimensional rendering of the addition.
- Change the roof of the addition from gable to hip to reduce its visibility from the street.
- Retain a pair of east facing original windows by walling them off from the inside rather than the exterior.

Staff also requested that the addition not encroach on the original structure. This portion of the addition was not revised.

On August 28<sup>th</sup>, the HAHC accepted staff's recommendation to deny the item.

On September 5<sup>th</sup>, the applicant and owner proposed the following revisions:

- Moved the starting point of the addition to the rear wall of the original structure to eliminate encroachment
- Eliminated the tapered columns, open balcony over the proposed carport, and simplified the garage door in order to simplify the appearance of the structure.
- Simplified the massing of the addition to a more rectangular shape, reducing the amount of roof pitches and wall depth variations.
- Moved the second story portion of the addition above the proposed garage forward so that it would be parallel with the rear wall of the original house.
- Increased the eave height of the addition from 19' 9" to 22' 5" and the ridge height from 27' 5" to 28' 6".

Although the simplification of visual elements and moving the addition behind the existing original house are appropriate changes, the increased height and movement of the upstairs living space closer to the street present additional compatibility issues with the scale of the addition.

See enclosed application materials and detailed project description on p. 7-19 for further details.

**Public Comment:** No public comment received.**Civic Association:** No comment received.**Recommendation:** Denial – Does not meet criteria.**HAHC Action:** -

## APPROVAL CRITERIA

## ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- |                                     |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;<br><i>The mass of the addition, and its proximity to the street, makes it visually insubordinate to the existing contributing residence. This alters the character of the house from a simple, rectangular one-story residence to one that is much larger. The proposed car port with second story living space is not a typical feature of the Woodland Heights Historic District.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;                                                                                                                                                                                                                                                                                              |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;<br><i>The simple shape and modest size of the historic residence are distinguishing qualities of the structure. The proposed larger addition overwhelms the distinguishing qualities of the residence and alters its relationship to the contributing structures in the district.</i>                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;                                                                                                                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;<br><i>The addition's scale and complicated massing are not compatible with the historic residence and the Woodland Heights Historic District.</i>                                                              |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions.                                                                                                                                                                                                                                                                                                                                                                                                        |



PROPERTY LOCATION

WOODLAND HEIGHT HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park





INVENTORY PHOTO

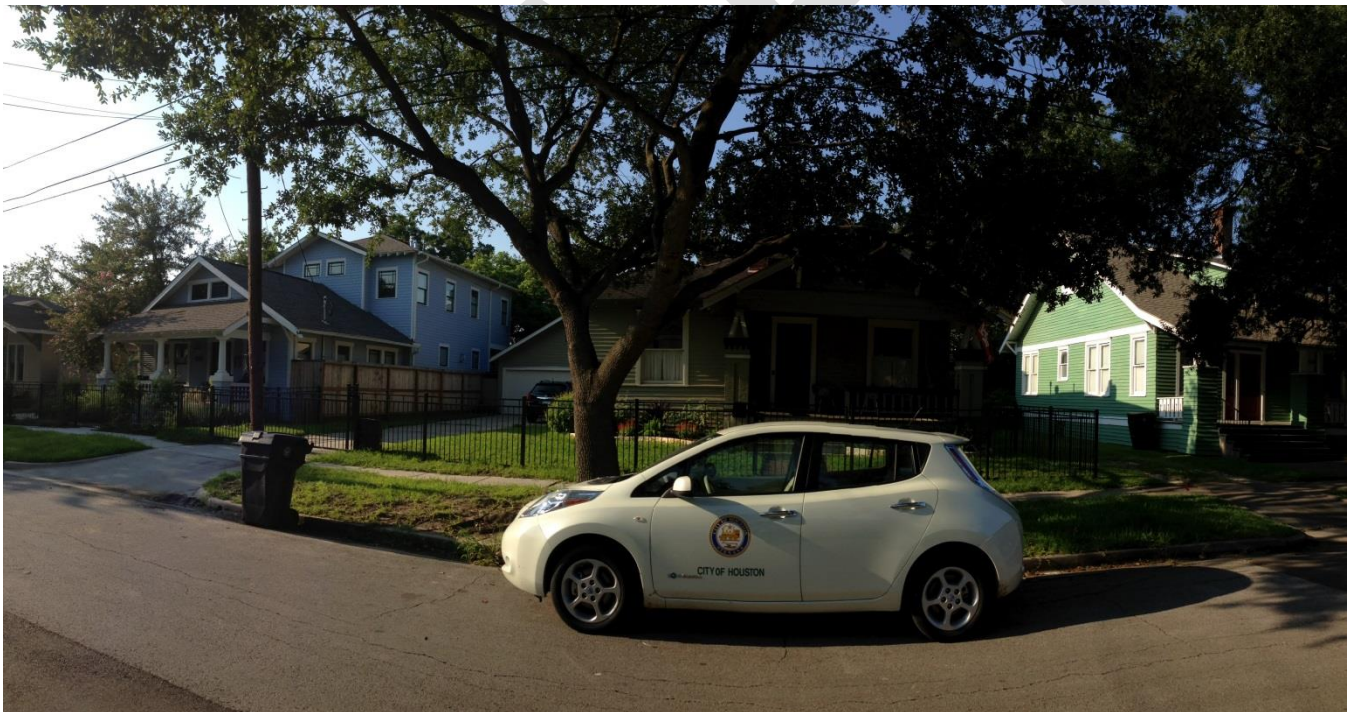


**PANORAMIC PHOTOS**

VIEWING NORTH TOWARDS THE FRONT OF THE PROPERTY



VIEWING SOUTH ACROSS THE STREET





**NEIGHBORING PROPERTIES**



***525 Euclid Street – Contributing –  
1913 (neighbor to the west)***



***515 Euclid Street – Contributing – 1920  
(neighbor to the east)***



***513 Euclid Street– Contributing – 1915 (two doors to the east)***



***520 Euclid Street– Contributing – 1915 (across street)***



***524 Euclid Street– Contributing – 1915 (across street)***



***510 Euclid Street– Contributing – 1915 (across street)***

**3D RENDERING – FRONT FACING EUCLID**

DENIED 8/28/14

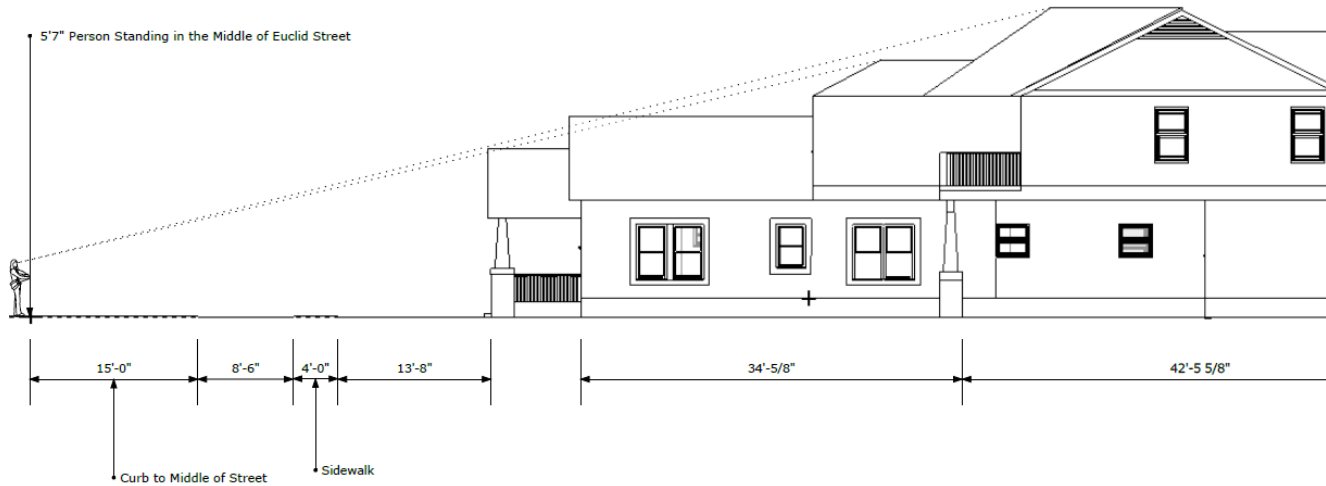


PROPOSED



LINE OF SIGHT DRAWING

DENIED 8/28/14



PROPOSED





**SOUTH ELEVATION – FRONT FACING EUCLID STREET**

EXISTING



DENIED – 8/28/14



PROPOSED

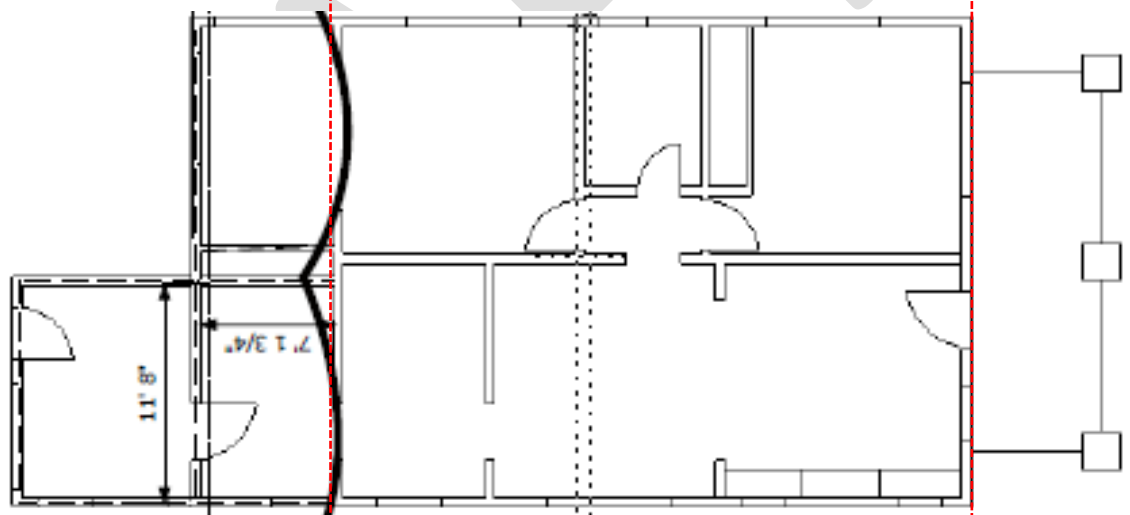
*Side hipped and side gable roof changed to side gable*



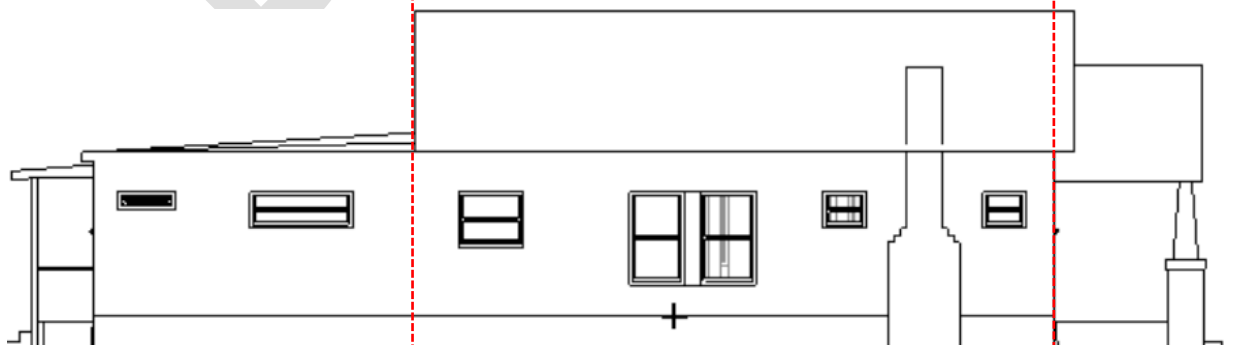
SANBORN MAP IMAGE 1924



DEMOLITION PLAN



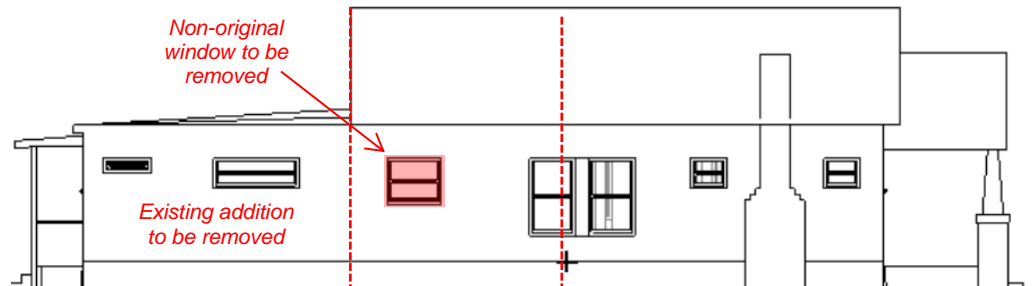
EXISTING WEST SIDE ELEVATION



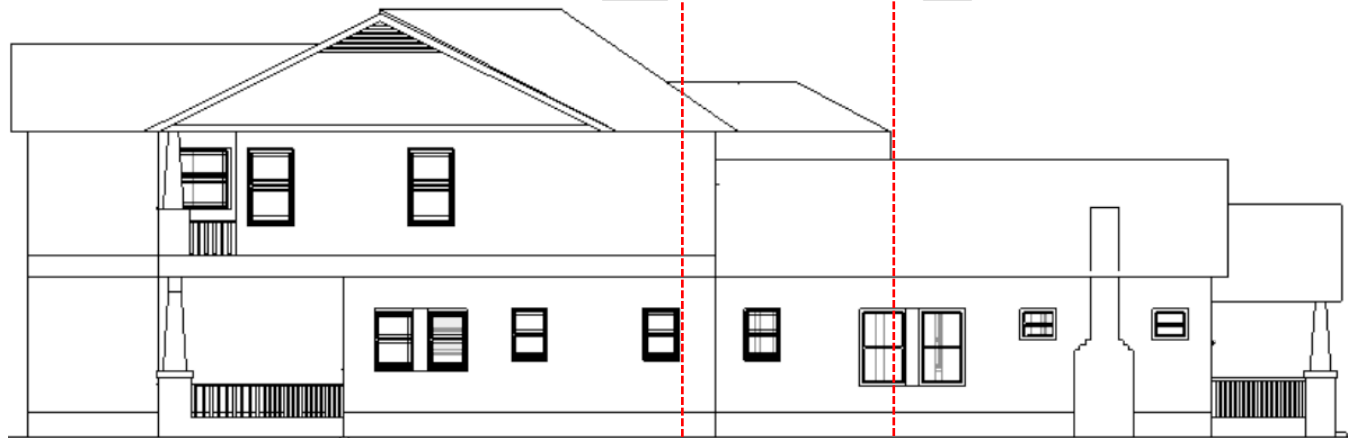
*Original rear wall*

WEST SIDE ELEVATION

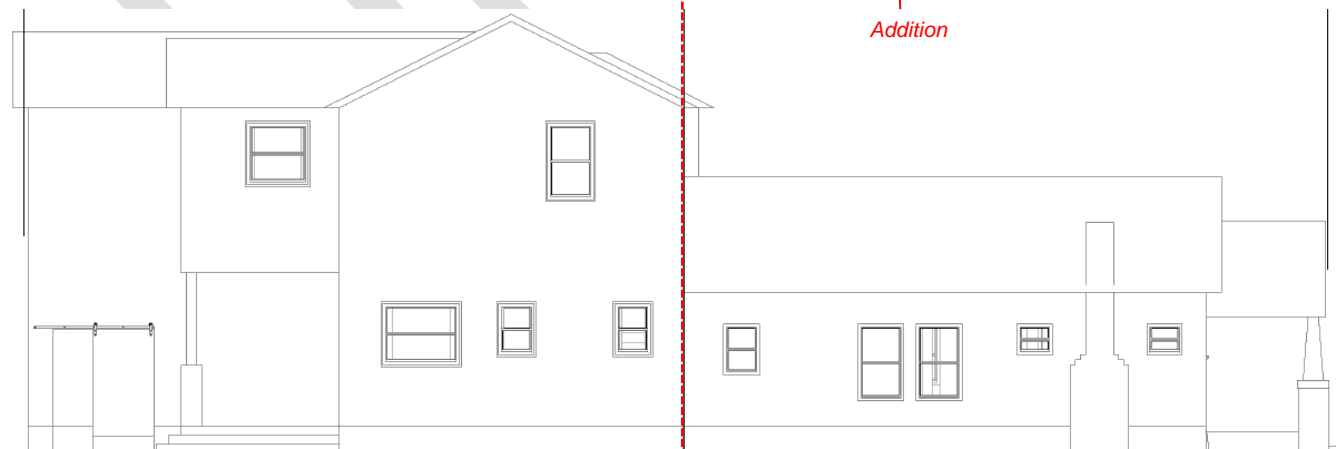
EXISTING



DENIED – 8/28/14



PROPOSED

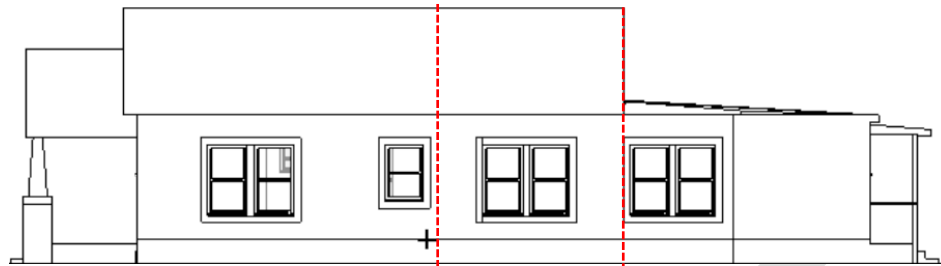


Original rear wall

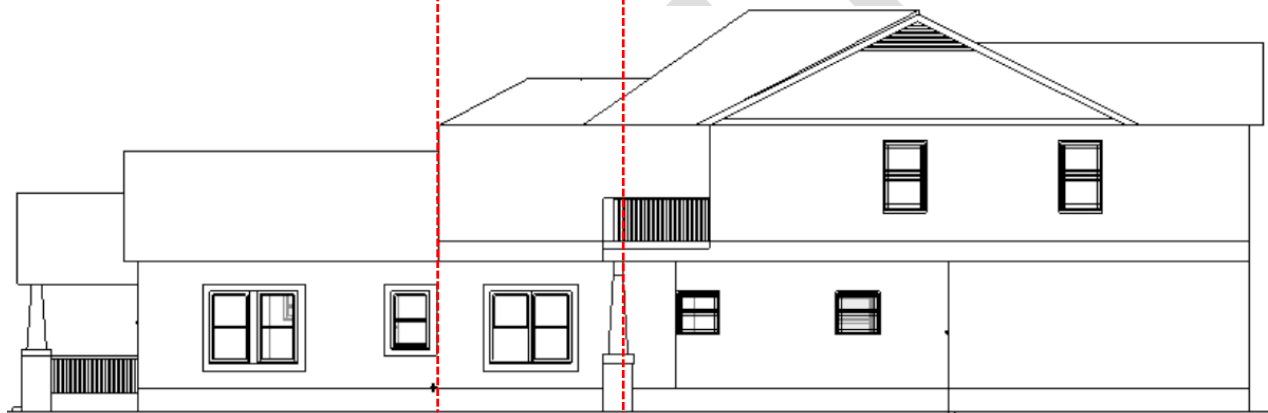


**EAST SIDE ELEVATION**

EXISTING



DENIED – 8/28/14



PROPOSED

Addition

Revised: Hipped roof changed to side gable

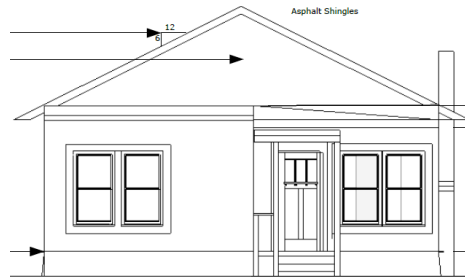


Revised: addition no longer encroaches on the existing structure

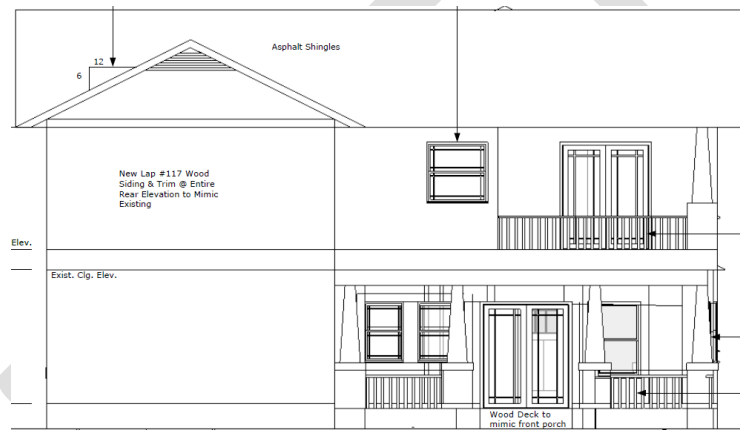
Original rear wall

**NORTH (REAR) ELEVATION**

EXISTING



DENIED 8/28/14



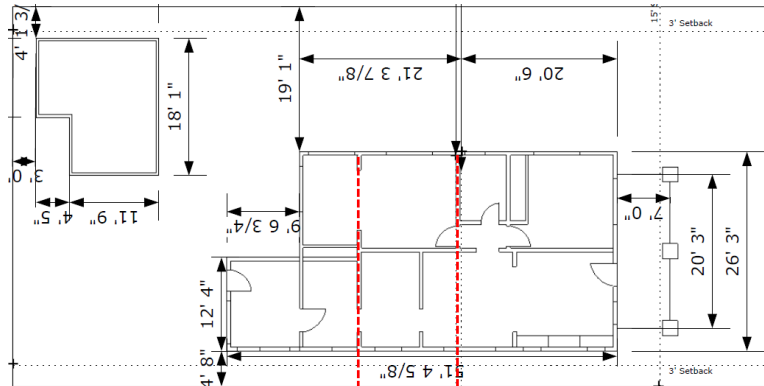
PROPOSED



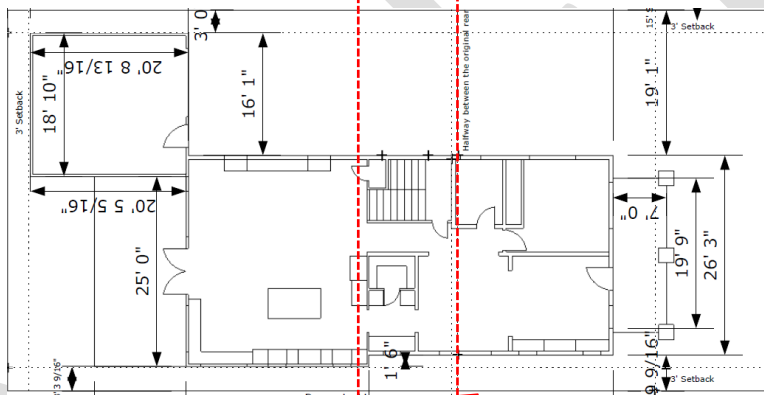


**SITE PLAN**

**EXISTING**

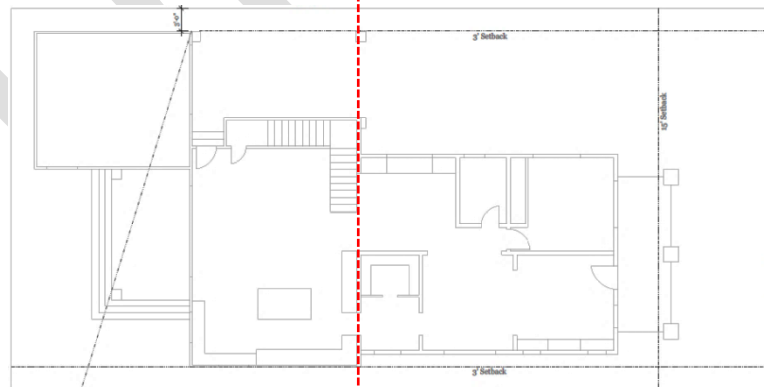


**DENIED 8/28/14**



**PROPOSED**

*Addition*



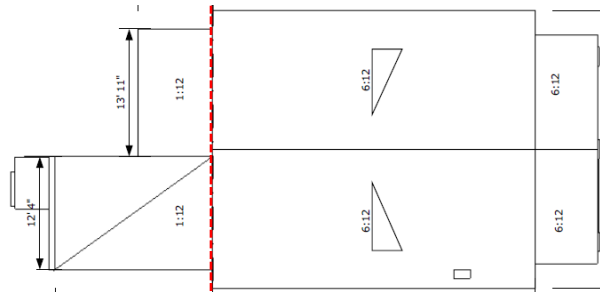
*Original rear wall*



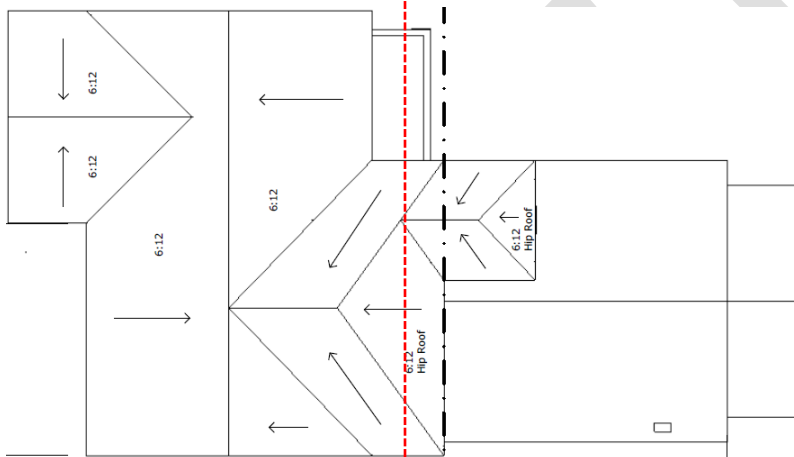


# ROOF PLAN

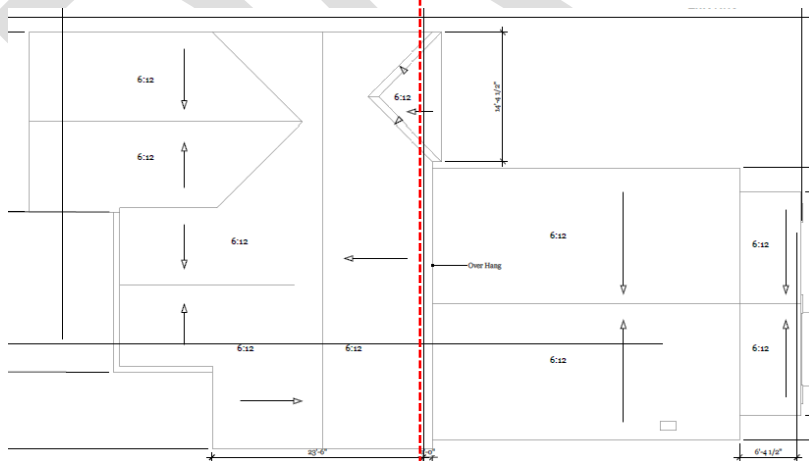
## EXISTING



DENIED – 8/28/14



## PROPOSED

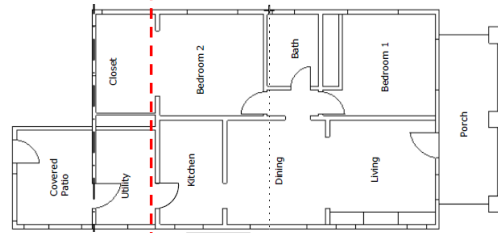


*Original rear wall*



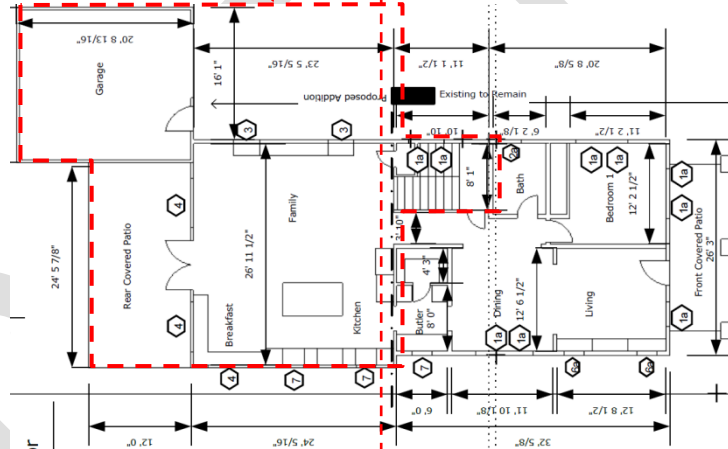
# FIRST FLOOR PLAN

## EXISTING



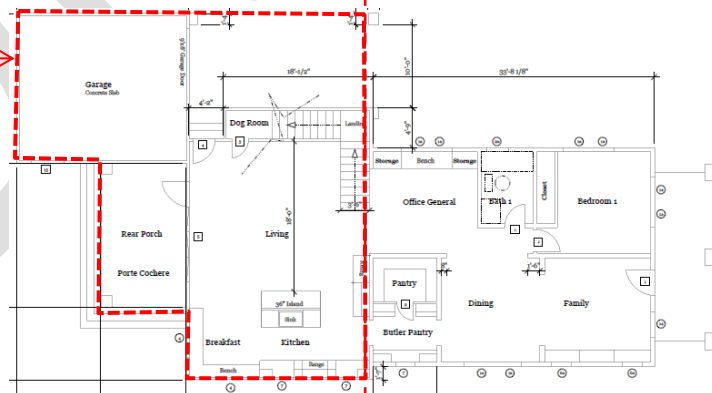
DENIED 8/28/14

Dashed indicates 2<sup>nd</sup> level addition footprint



## PROPOSED

Dashed indicates 2<sup>nd</sup> level addition footprint

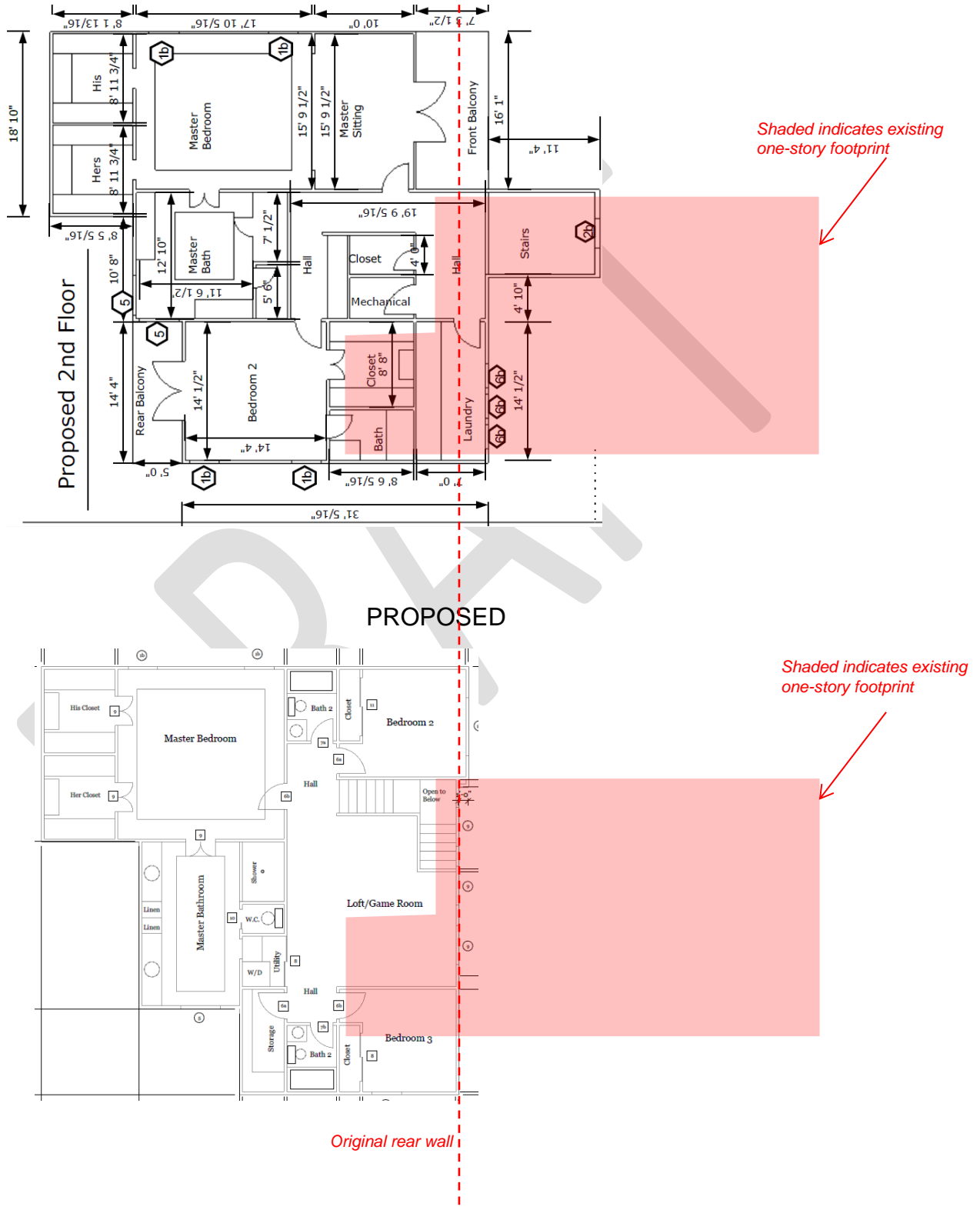


Original rear wall



**SECOND FLOOR PLAN**

DENIED 8/28/14





## WINDOW SCHEDULE

X

Marker

Count

Size

Type

Brand

Divide Lite

Opening

Color

Hardware Color

Glass

1a	9	3050	Wood	Existing	1/1	SH	Wood	na	na
1b	4	3050	Wood	Jeld-Wen Traditional	1/1	DH	Wood	TBD	Low-E
2a	2	2840	Wood	Existing	1/1	SH	Wood	na	na
2b	1	2840	Wood	Jeld-Wen Traditional	1/1	DH	Wood	TBD	Low-E
3	2	3030	Wood	Jeld-Wen Traditional	1/1	Fixed	Wood	TBD	Low-E
4	3	Dbl 3040	Wood	Jeld-Wen Traditional	1/1	DH	Wood	TBD	Low-E
5	2	4040	Wood	Jeld-Wen Traditional	1/1	Fixed	Wood	TBD	Low-E
6a	2	2020	Wood	Existing	1/1	Fixed	Wood	na	na
6b	3	2020	Wood	Jeld-Wen Traditional	1/1	Fixed	Wood	TBD	Low-E
7	2	2434	Wood	Jeld-Wen Traditional	1/1	DH	Wood	TBD	Low-E
8	2	1040	Aluminium	Existing	1/1	Fixed	na	na	na

## Window Removal Notes:

No Historical to be Removed



Proposed Type: Jeld-Wen Wood Windows

## Description:

Siteline EX Wood Casement, Auralast Pine,  
 Primed Exterior,  
 Natural Interior,  
 No Exterior Trim, No Sill Nosing,  
 4 9/16 Jamb, 4/4 Thick,  
 Stationary,  
 US National-WDMA PG 35,  
 Insulated Low-E Annealed Glass, Argon Filled,  
 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood  
 SDL, Light Bronze Shadow Bar, Colonial 2 Wide 2 High  
 GlassThick=0.7095,  
 U-Factor: 0.28, SHGC: 0.26, VLT: 0.50, Energy Rating: 20.00, CPD:  
 JEL-N-717-09994-00002

REV 2014 1 0 042/004 5 077 (01/02/14) CH

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**PROJECT DETAILS**

**Shape/Mass:** The historic residence measures 51'-5" deep by 26'-3" wide and features an eave height of 10' and a ridge height of 18'. A prior 'L' shaped rear addition measuring 16'-9" deep by 26'-3" wide will be removed. The proposed addition will necessitate removal of the existing rear addition and will start at the rear wall of the original house, or approximately 54' from the front property line. The addition will measure 44' wide by 43' deep, will feature an eave height of 22' 5" and a ridge height of 28' 6".

The eave height of the addition is 2' 8" taller than that of the previously denied addition. The addition also features a ridge height that is 1' taller and a second story above the carport that is 5' closer to the street.

**Setbacks:** The historic residence features a front (south) setback of 12', a west side setback of 5' and an east side setback of 19'. The proposed addition will be built to within a 3' setback on the west and a 3' setback on the west. The existing front setback will not be changed.

**Foundation:** The historic residence has a pier and beam foundation with a 1'-8" finished floor height. The addition foundation will match.

**Windows/Doors:** Retain all original front and side windows. A non-original window on the west elevation will be removed and replaced with a window with slightly smaller dimensions. The addition will feature wood one-over-one and casement windows.

**Exterior Materials:** The historic residence is clad in 117 siding with cedar shingle in the front-facing gable. The existing siding will be retained except in areas proposed to be removed to incorporate the addition. The addition will feature new 117 siding with wood shingles in the gables.

**Roof:** The historic residence features a 6-over-12 pitched roof with a front facing gable. The addition will feature a side gable roof with a matching pitch.

**Front Elevation:** The addition will begin at the rear wall of the historic residence, or 54' from the front property line.  
**(South)** The addition will feature a row of three windows on the west side of the south elevation. The east side of the addition will feature a 23' deep attached carport in front of a garage. Both the garage and carport will feature upstairs living space. This portion of the addition will feature a pair of double hung windows.

**Side Elevation:** A non-original casement window at the rear of the side elevation will be removed and replaced  
**(West)** with a double hung window. Begin at the rear of the existing house. The addition will feature four windows on the first floor and three on the second. There will be a rear covered patio on the first floor facing the rear of the property.

**Side Elevation:** All original windows on east side elevation will be retained. The addition will begin at the rear wall  
**(East)** of the original house. The addition will feature an attached carport with upstairs living space.

**Rear Elevation:** Not be visible from the public right of way. See drawings for details.  
**(North)**